

CITY OF BELMONT
PLANNING COMMISSION MEETING
SUMMARY MINUTES
TUESDAY, FEBRUARY 2, 2016 -6:00 PM

1. ROLL CALL

Commissioners Present: McCune, Mates, Simpson, MacDonald, Goldfarb
Commissioners Absent: None

Staff Present: Community Development Director de Melo, City Attorney Rennie, Associate Planner Gill, Assistant Planner Langbauer, Recording Secretary Turning

2. STUDY SESSION

Review of the 2035 General Plan Update – Preliminary Draft Circulation Element

Dyett & Bhatia Consultant, Martin provided an overview of the Element and introduced Mark Spencer, Principal with W. Transportation Engineers who lead the discussion on the Draft Circulation Element.

It was noted that no specific action was required, requesting comments and general direction from the Commission.

No requests to speak on this item were received from the public.

Discussion ensued.

Comments and direction were provided to staff, Consultant Martin and Principal Planner Spencer.

All future questions and concerns regarding the Circulation Element should be forwarded to Carlos de Melo, Community Development Director.

3. COMMUNITY FORUM

Resident Karen Shane noted her support for Zone Text Amendments proposed to allow large lot size properties to support larger homes.

4. COMMISSION ANNOUNCEMENT/AGENDA ANNOUNCEMENT

City Council Meeting of February 9, 2015

Liaison: Commissioner Simpson

Alternate Liaison: Commissioner Goldfarb

5. CONSENT CALENDAR

A. Draft Planning Commission Minutes of January 5, 2016

B. Alexander Park (400 block of Yorkshire Way between Mountain View and Marine View Avenues)

To consider Design Review to relocate and reconstruct a restroom in Alexander Park.

Motion by: Commissioner Goldfarb seconded by Commissioner Mates to Approve the Consent Calendar items.

Motion passed by show of hands: 5/0

6. PUBLIC HEARINGS

6A. PUBLIC HEARING - 203 Lyndhurst Ave

To consider a Single Family Design Review to construct a 688 square foot addition to the existing 2,145 square foot single-family residence for a total of 2,833 square feet for the site (3,500 maximum building size permitted).(Appl. No. PA2015-0051)

APN: 045-222-490; ZONING: R-1A – Single Family Residential

CEQA STATUS: Categorical Exemption per Section 15301

APPLICANT: Sarah Potter

OWNER: Matt & Sharon Diamond

PROJECT PLANNER: Maria Langbauer, (650) 595-7478, mlangbauer@belmont.gov

Chair McCune asked the Commission if anyone had ex-parte communications on this project. Several Commissioners had visited the site, however no conclusions were made.

Assistant Planner Langbauer summarized the report answering questions of the Commission.

No requests to speak on this item were received from the public.

Discussion ensued

MOTION by: Commissioner Simpson seconded by Commissioner Goldfarb to move the Resolution of the Planning Commission of the City of Belmont Approving a Single Family Design Review at 203 Lyndhurst Avenue (Appl. No. 2015-0051)

Ayes: Simpson, Goldfarb, Mates, MacDonald, McCune

Noes: None

Motion passed 5/0

Chair McCune noted that this item can be appealed within 10 calendar days.

6B. PUBLIC HEARING - 23 Tioga Way

To consider a Single Family Design Review to construct a 695 square foot addition to the existing 1,882 square foot single-family residence for a total of 2,577 square feet for the site (3,500 maximum building size permitted).(Appl. No. PA2015-0052)

APN: 045-222-490; ZONING: R-1B – Single Family Residential

CEQA STATUS: Categorical Exemption per Section 15301

APPLICANT: Daniel Biermann for Design Studio

OWNER: Paul and Alya McGinlay

PROJECT PLANNER: Rob Gill, (650) 598-4204, rgill@belmont.gov

Chair McCune asked the Commission if anyone had ex-parte communications on this project. Several Commissioners had visited the site, however no conclusions were made.

Associate Planner Gill summarized the report answering questions of the Commission.

Applicant Dan Biermann was available to answer questions.

No requests to speak on this item were received from the public.

Discussion ensued

MOTION by: Commissioner Goldfarb seconded by Commissioner Mates to move the Resolution of the Planning Commission of the City of Belmont Approving a Single Family Design review at 23 Tioga Way (Appl. No. 2015-0052)

Ayes: Goldfarb, Mates, Simpson, MacDonald, McCune

Noes: None

Motion passed 5/0

Chair McCune noted that this item can be appealed within 10 calendar days.

5. ADJOURNMENT: Meeting Adjourned at 8:05 pm.

Adjournment To: Tuesday, February 16, 2016-7:00 pm for a Regular Meeting of the Planning Commission to be held at Belmont City Hall.

Regular meetings are televised on Comcast Channel 27, and web streamed via City's website at www.belmont.gov

Information on the applications to be considered at this meeting may be obtained from the City of Belmont Planning Division, One Twin Pines Lane, Suite # 110, CA, 94002, 650/595-7417. This meeting will be televised and webstreamed. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact: 650-637-2999. Notification in advance of the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.